



26 NORTH GREENBUSH RD | NORTH GREENBUSH, NEW YORK

V SQUARE

1,842 SF AVAILABLE | FOR LEASE



PROJECT DETAILS

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PROPERTY HIGHLIGHTS

- Join Starbucks, BARE Blends, Bubbakoo's Burritos, AT&T and WellNow in this new development, located on Route 4 across the street from Hudson Valley Community College.
- 1,842 SF remains available for lease (approximate width of 22').
- No food or restaurants permitted.
- Double-sided pylon panel on Route 4 with visibility to over 22,000 vehicles per day.
- Vehicular and pedestrian cross access between 16 North and North Greenbush Commons.
- Proximate to Route 378, I-787 & I-90.
- 1 mile from Rensselaer Technology Park with 2,500 employees, including Regeneron, Albany Medical Center Hospital & MetLife.
- Surrounded by new single family housing, townhomes and student housing.

OFFERING SUMMARY

LEASE RATE	\$25.00 PSF + \$4.50 PSF NNN
BUILDING SIZE	13,500 SF
AVAILABLE SF	1,842 SF
NUMBER OF UNITS	1

DEMOGRAPHICS

TOTAL POPULATION

1 MILE	3 MILES	5 MILES
6,492	60,442	155,241

TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,730	25,886	67,307

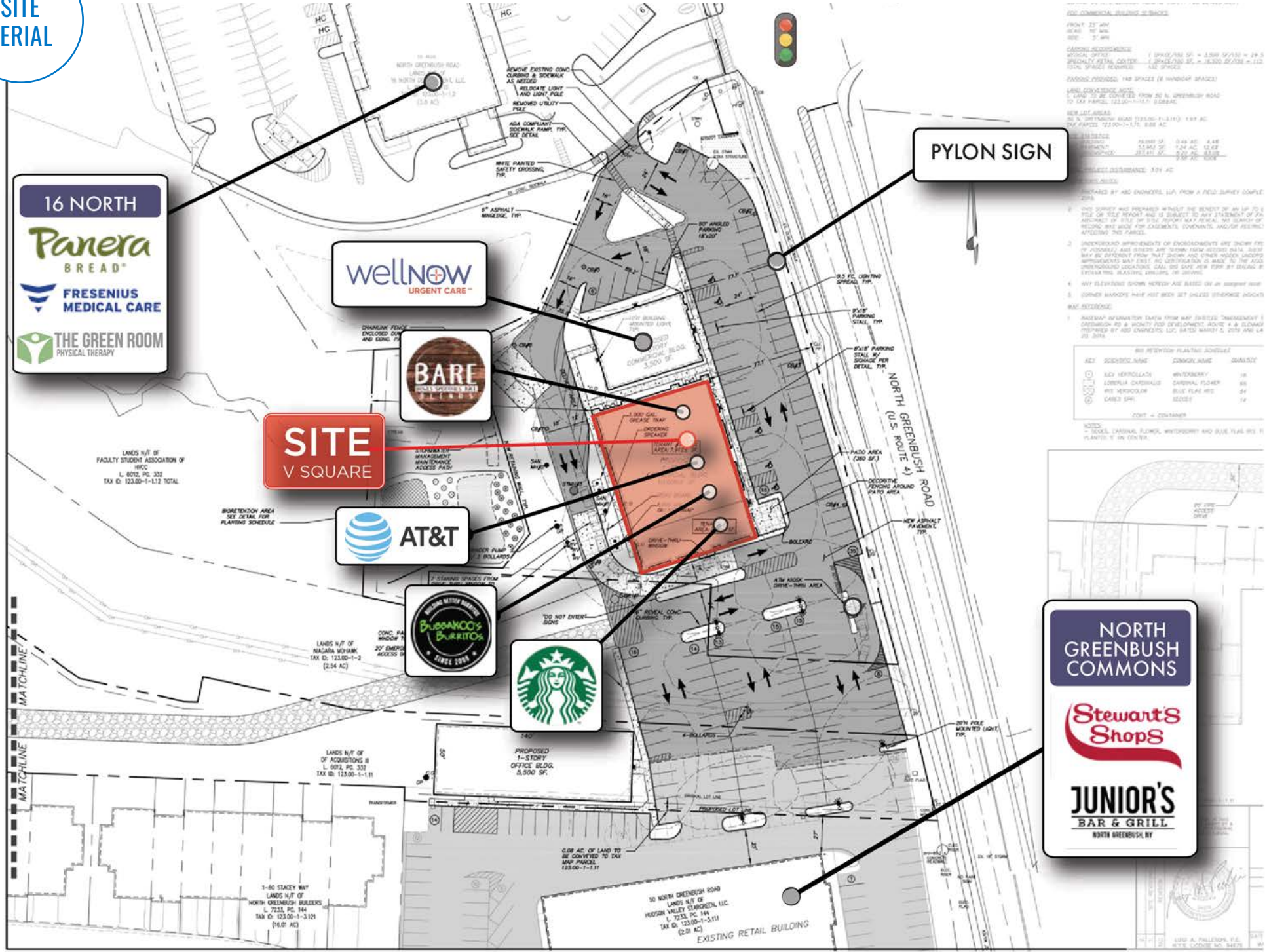
MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$67,914	\$63,665	\$61,772



SITE AERIAL

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PYLON SIGN

16 NORTH
Panera BREAD
FRENEISIIS MEDICAL CARE
THE GREEN ROOM PHYSICAL THERAPY

SITE V SQUARE

AT&T

BUBBACO'S BURRITOS
 • SINCE 1998 •

STARBUCKS

NORTH GREENBUSH COMMONS
Stewart's Shops
JUNIOR'S BAR & GRILL
 NORTH GREENBUSH, NY

PRO COMMERCIAL SURVEY SHEETS

FRONT: 27' 4" W
 REAR: 15' 4" W
 SIDE: 3' 4" W

GENERAL REQUIREMENTS

WOODS: 20' W
 SPECIALTY RETAIL CENTER: 1' 2" W
 TOTAL SPACES REQUIRED: 122 SPACES

SPACES PROVIDED: 140 SPACES (8 HANDICAP SPACES)

LAND CONVEYANCE NOTES

1. LAND TO BE CONVEYED FROM RD & GREENBUSH ROAD TO EXH PARCEL 123.00-1-11.11 2.08 AC

NEW LOT AREAS

16 N. GREENBUSH ROAD (123.00-1-11.11) 1.89 AC
 EXH PARCEL 123.00-1-11.11 2.08 AC

EXISTING AREAS

1. 123.00-1-11.11 2.08 AC
 2. 123.00-1-11.11 2.08 AC
 3. 123.00-1-11.11 2.08 AC

PROJECT DISTANCE: 374 AC

PREPARED BY: A&S ENGINEERS, L.P. FROM A FIELD SURVEY COMPLETE 2018

1. THIS SURVEY AND PREPARED HEREIN THE BOUNDARY OF AN LOT TO BE FILED OR REPLY REPORT AND IS SUBJECT TO ANY STATEMENT OF THE ARCHITECT OR SITE OF THIS REPORT MAY BE MADE, NO SEARCH OF RECORDS AND MADE FOR EASEMENTS, EASEMENTS AND/OR RIGHTS AFFECTING THIS PARCEL.

2. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE SHOWN FOR INFORMATION ONLY AND SHOULD NOT BE TAKEN AS FACT. ANY SUCH FACTS SHOULD BE RESEARCHED BY THE ARCHITECT OR ENGINEER BEFORE ANY CONSTRUCTION IS MADE TO THE LAND. UNDERGROUND CONDITIONS SHALL BE OBTAINED FROM THE ARCHITECT OR ENGINEER BEFORE ANY CONSTRUCTION IS MADE.

3. ANY EASEMENTS SHOWN HEREON ARE BASED ON AN ASSUMPTION THAT CORNER MARKERS HAVE NOT BEEN SET UNLESS OTHERWISE NOTED MAP REFERENCED.

4. RECONSTRUCTION DATA FROM MAP DATED FEBRUARY 1, 2018 GREENBUSH RD & MONTY FISH DEVELOPMENT, ADJACENT TO & BEING PREPARED BY A&S ENGINEERS, L.P. 123.00-1-11.11, 2018 AND L4 2018.

800 REVIEW PLATING SCHEDULE

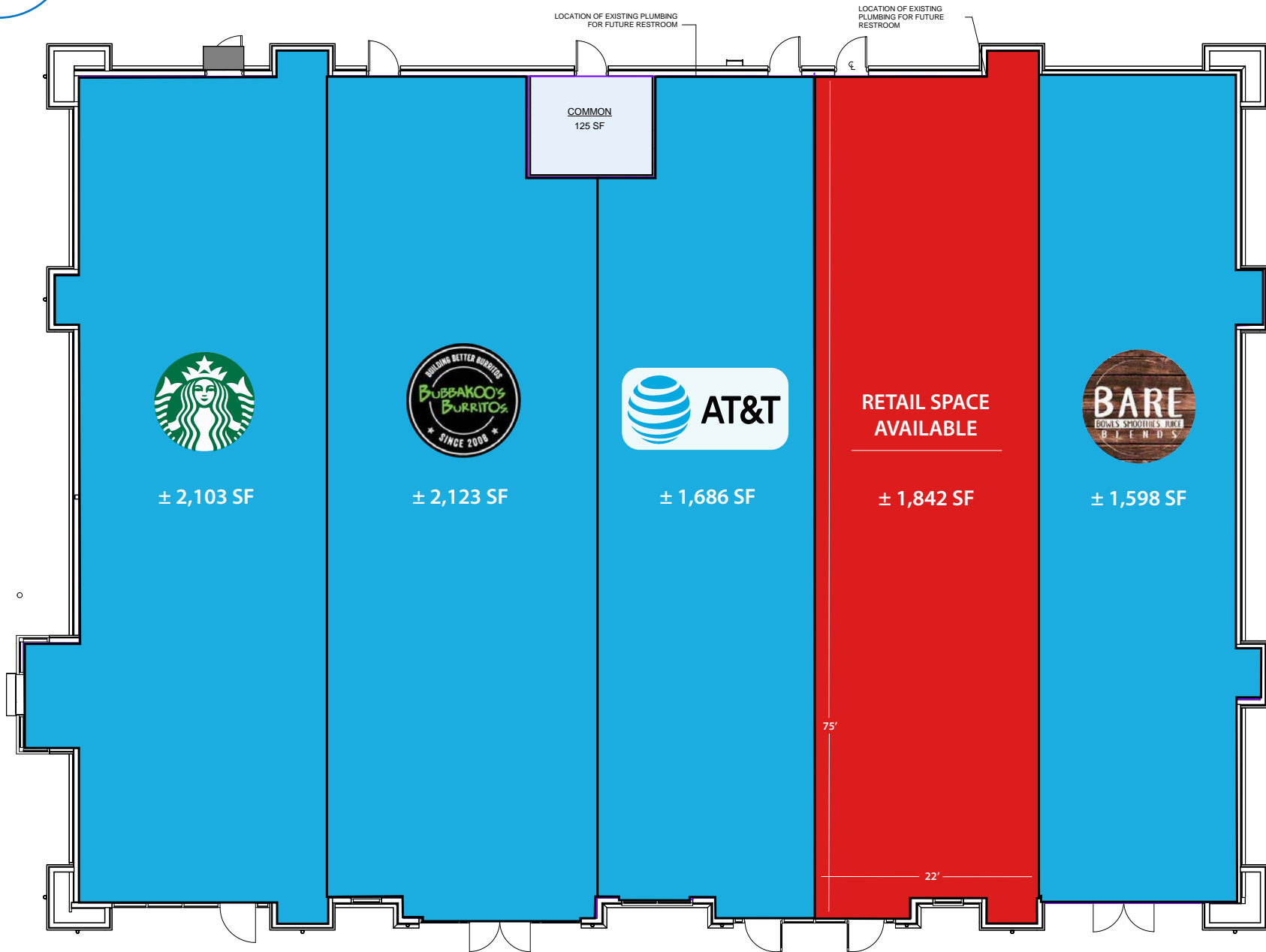
KEY	SYMBOLIC NAME	COMMON NAME	QUALITY
○	RED METEOROLITE	WINTERBERRY	1/8"
○	ORANGE METEOROLITE	CORNFLOWER	1/8"
○	RED METEOROLITE	BLUE FLAG WBS	1/8"
○	ORANGE SH	SEEDS	1/8"

CONT. = CONTAINER

NOTES

1. LEVEL: DRAINAGE, FLOOD, WINDSTORM AND BLUE FLAG WBS PLANTED 1' IN CENTER.

FLOOR PLAN



① T/SLAB
3/16" = 1'-0"

SATELLITE AERIAL

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ZOOM
AERIAL

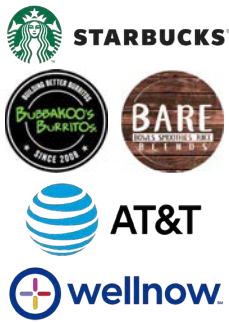
HUDSON
VALLEY PLAZA



16 NORTH



V SQUARE



HUDSON VALLEY
COMMUNITY COLLEGE
12,500 Students

LASALLE INSTITUTE
400 Students

N GREENBUSH
COMMONS



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CHARLESTON
LOS ANGELES
NEW YORK CITY
ORLANDO
PITTSBURGH
WEST PALM BEACH

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RETAIL ADVISORS